

FOR SALE/LEASE

1110 W NICKERSON ST

SEATTLE, WA

*5.0% Leasing Commission to
Outside Broker Years 1-5*



Owner/User Building or Development Site for Lease or for Sale in Seattle, WA

9,406 SF total building area, building divisible by space type

4,896 SF retail showroom

4,404 SF warehouse

5,449 SF yard/parking/outdoor storage

10'-21.5' ceiling height

Drive-in loading

14,855 SF site, zoned C2-55 (M)

Site yields 62 apartment units

\$3,000,000 or \$8,000/month, NNN

5.0% leasing commission to outside broker years 1-5

\$3.0M

ASKING PRICE

\$8K

LEASE RATE, NNN

NOW

AVAILABLE

JEFF LOFTUS

206.248.7326

jeff.loftus@kidder.com

KEN HIRATA

206.296.9625

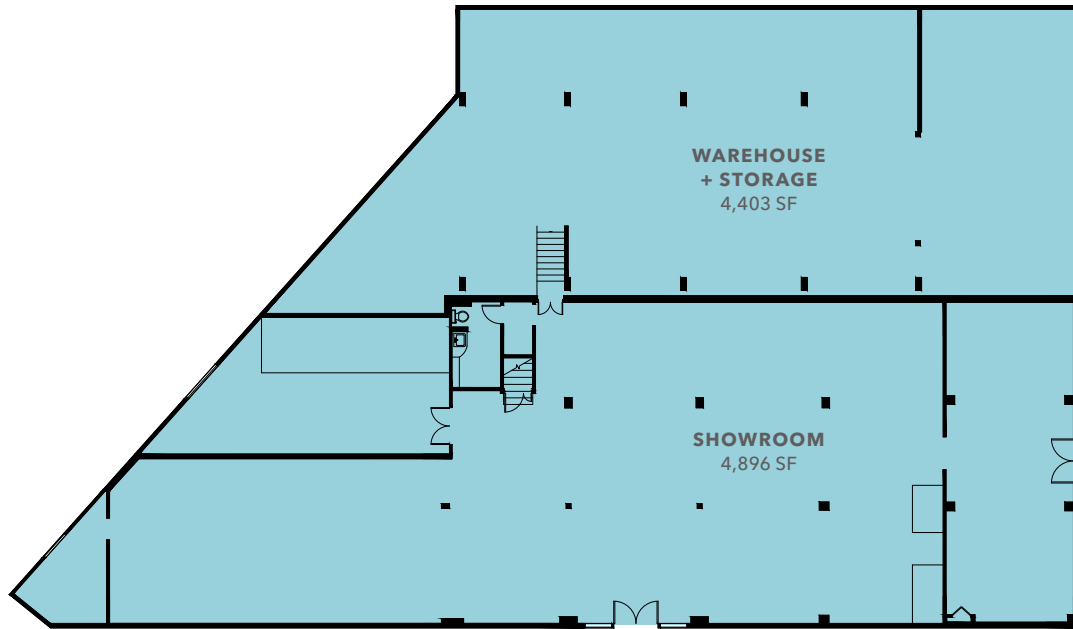
ken.hirata@kidder.com

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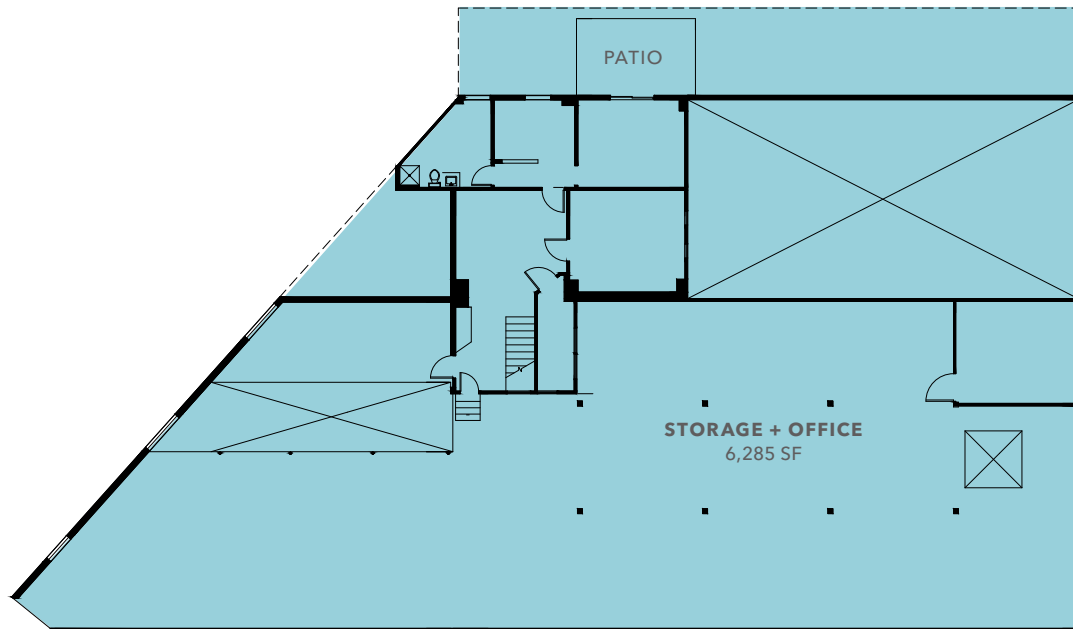
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**km Kidder
Mathews**

FIRST FLOOR PLAN



SECOND FLOOR PLAN



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jeff.loftus@kidder.com

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14,855 SF

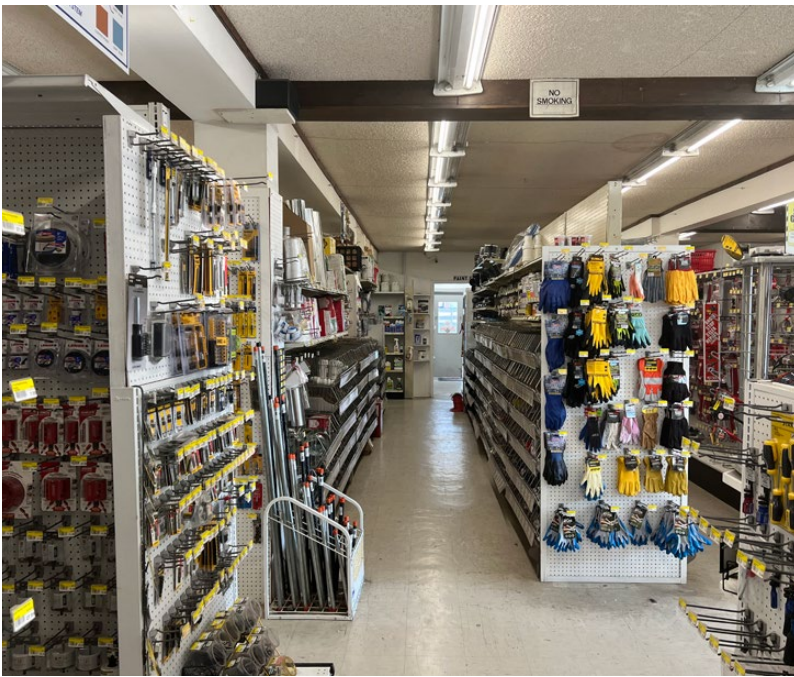
TOTAL LAND AVAILABLE

9,406 SF

TOTAL BUILDING SIZE

NOW

AVAILABLE



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62 UNIT APARTMENT DEVELOPMENT PLAN

